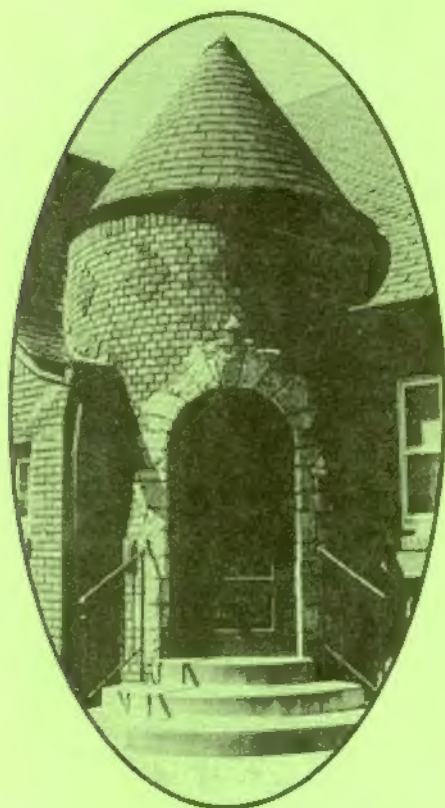


# Park View Addition Walking Tour



An Architectural and Historical Tour  
of the Park View Addition  
in KeyStone Neighborhood,  
Rock Island, Illinois

Cover Photograph:  
Entrance detail of the  
William & Irma Biggs House  
at 1212 45th Street.  
See page 24 of this booklet.

# Park View Addition Walking Tour

Compiled and Written by  
**Rock Island Preservation Commission**

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## History of the Park View Addition

**P**ark View is one of six organized subareas in the KeyStone neighborhood, which is located between the Mississippi River and 14th Avenue from 38th to 45th Streets. Much of the neighborhood was platted between 1872 and 1894 by William E. Brooks. A real estate development in the 1890s promoted by E.H. Guyer, a Rock Island lawyer and land developer, referred to parts of the area as the "KeyStone District" and in 1994 the original KeyStone name and logo was revived when KeyStone was established by residents. Another tour booklet, *KeyStone Neighborhood Driving Tour*, highlights 27 buildings and homes in five of the six KeyStone subareas.

This walking tour highlights 19 homes in the Park View subarea of KeyStone. Park View Addition was the concept of Bert C. Frahm, a developer from Davenport, who filed the original subdivision plat for what had been known previously as Brooks' Pasture. Although the plat was filed on July 18, 1925, the first houses were not constructed until 1928. Actual development of the addition would take place over the next thirty years, with home construction taking place in bursts of activity.

Interestingly enough, the earliest "scutlers" of Park View included five brothers and sisters of the Anderson family, who had grown up at another KeyStone house at 4503 9th Avenue. Peter Reuben Anderson's home is on this tour.

From 1928 to 1933, 32 houses were built, and then the onset of the Great Depression halted activity until 1936. As the economy recovered, the building of residential dwellings began again in earnest. From 1936 to 1940, 12 houses were built. Surprisingly, the eruption of World War II did not halt housing construction in Park View. It is probable the neighborhood's proximity to Rock Island Arsenal and other manufacturing jobs made it attractive for continued development. Eight houses were constructed during the early years of World War II. By 1944, the building boom in Park View had stopped, and no new houses would be built until 1949. Sporadic construction then continued through the 1950s.

Park View developer Bert Frahm was experienced in the real estate business. In fact, at the same time he was marketing plots of land in Rock Island for Park View, he was also advertising lots for sale in Villa Park in Moline. The Villa Park development is located between 24th and 26th Avenues and 27th and 29th Streets in Moline, and features very similar architecture and deed restrictions as the Park View development.

The deed restrictions placed on the Park View properties in 1925 by Bert Frahm were intended to maintain the value of the land. In methods not uncommon for the time, these restrictions were not only based on lot configuration, but also had socioeconomic and racial ramifications as well. Some of these restrictions are no longer legal. The following language is taken from a deed typical of the addition:

"It is hereby agreed between grantors and grantee as part of the consideration of this sale that: (1) But one dwelling house with necessary garage and outbuildings shall ever be built upon any one of the lots hereby conveyed. (2) That no dwelling house shall be erected at a cost of less than \$4000.00. (3) That no dwelling house shall be erected upon said premises the front line of which (exclusive of ordinary porches or verandas) shall be nearer the front or street line of said property than twenty-five feet. (4) That for a term of twenty five years from the date hereof, this property shall not be conveyed to any colored person. (5) That the above four (4) covenants shall be considered as covenants running with the land and shall be contained in all future conveyances of said premises."

The original settlers of Park View engaged in a wide range of professions, from laborer to professor. They worked for Augustana College, Deere & Mansur Plowworks, the railroads, International Harvester and insurance agencies. Many were of Swedish descent. Early residents in Park View included names such as Renner, Anderson, Gustafson, Borg, Lindbom, Olson, Beck, Nesseler, Wahlstrom, Swanson, Wingard and Peterson. Their tenure in their homes varied from one year to 30 or more years. Some early Park View residents first built a house in one part of the addition and then, years later, built another home nearby.

The homes these people built were of modest scale but lavish in materials and details. Park View is one of Rock Island's most interesting 20th century neighborhoods because of its cohesive architectural styles as well as the substantial nature of all the wonderful brick veneer construction. Styles range from bungalow and Cape Cod, to Tudor Revival, Spanish Revival and Prairie. This neighborhood even includes very early Ranch houses. Nineteen Park View houses are highlighted in this tour. Please walk and enjoy!

*Our tour begins at 1221 45th Street, which is on the east side of the street. Since the two streets on this tour are not through streets, we suggest you park in this vicinity on 45th Street.*

### *Feaured Properties*

1. Eric & Ruth Wahlstrom House  
1221 45th Street
2. Howard & Arline Nessler House  
1211 45th Street
3. Charles & Jane Borg House  
1203 45th Street
4. Edward & Edna Wich House  
4530 12th Avenue
5. Ernest & Esther Johnson House  
4532 12th Avenue
6. Gustav & Thelma Anderson House  
4536 12th Avenue
7. Reuben & Alice Anderson House  
4563 12th Avenue
8. Minnie & Carl Bartell House  
4547 12th Avenue
9. Fred & Anna Liedtke House  
4515 12th Avenue
10. Reed & Grace Schroder House  
1131 45th Stree
11. Henry & Adelaide Schutter House  
1121 45th Street
12. Frank & Emma Sutterman House  
1113 45th Street
13. George & Dorothy Uhlmeyer House  
1100 45th Street
14. Willard & Margaret Peterson House  
1104 45th Street
15. Oloff & Hulda Benson House  
1150 45th Street
16. Walter & Dorothy Beck House  
1202 45th Street
17. William & Irma Biggs House  
1212 45th Street
18. Martin & Mabel Bootjer House  
1216 45th Street
19. Anna Zaruba House  
1220 45th Street





## 1. Eric and Ruth Wahlstrom House (Ca. 1937)

1221 45th Street

In its 60 years, this house has been home to only two families, both with Augustana College connections! It was designed by the Rock Island architectural firm of Cervin & Stuhr and built for Eric and Ruth Wahlstrom in 1937. Mrs. Wahlstrom hailed from the East Coast and wanted her new home to reflect the styling reminiscent of New England. Reverend Wahlstrom was a



professor and dean at Augustana Theological Seminary. The Wahlstroms were missionaries in China in the 1920s. Before moving here, the family lived at 1531 38th Street. They purchased the land from Moline residents Otto and Anna Sands in 1936.

In 1961 Frank and Carla Telleen purchased the house. Frank was Director of Information Services (Public Relations) at Augustana

College, while Carla worked as a journalist at the Moline *Daily Dispatch*. They reside in this handsome Colonial Revival today, surrounded by stately oak trees, estimated to be 180 to 200 years old.

This two story home exhibits the symmetry often associated with the Colonial Revival style, which was popular from the 1880s to the 1950s. About one-fourth of all homes built in this style have side-gabled roofs. Note the paired sash windows having six, eight or nine panes of glass per sash, an indication that the builder was attempting to accurately copy 18th century buildings along the East Coast of the United States. The wide wooden cladding on the ground level combined with narrow clapboard on the upper level is an interesting use of materials.

## 2. Howard and Arline Nessler House (Ca. 1932)

1211 45th Street



In March 1932, Howard and Arline Nessler purchased Lot #43 from Lester and Pearl Swanson Eipper of Kansas City, Missouri. This house was built about 1932. In the early 1930s, Mr. Nessler was an agent for John Hancock Mutual Life Insurance Company and Arline was a bookkeeper for Valhalla Cemetery Association.

Henry and Alice Veld purchased the house in July 1940. Mr. Veld was head of the Voice Department at Augustana College and Theological Seminary. He was director of the Augustana Choir and is largely credited for establishing the outstanding reputation that singing group still enjoys today. In August 1944, the Velds purchased a section of land from neighbors Charles and Jane Borg, adding a beautiful ravine to their property. Alice Veld remained in the home after Henry's death.

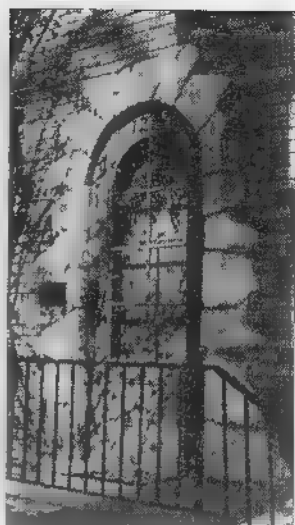


She sold the house to Ardo and Carolyn Holmgrain in October 1976. Mr. Holmgrain was a chief inspector for the Army Corps of Engineers. Later, the beautiful, wooded lot and charming house

beckoned to Kelley and Mary Dunswoth's family, who have made this park like setting their home since 1983.

Tudor style homes are especially prevalent in Park View. Loosely related to late medieval English buildings, the modest one and one-half story homes show the endless variations that were possible within this style. The asymmetrical facade with two front gables allowed the builder to highlight the triple window with decorative

glass panes as well as the arched front door with its diamond-shaped glass panes. Also note the decorative stone edging the door and the small, arched window above.



### 3. Charles and Jane Borg House (Ca. 1930) 1203 45th Street

Charles Borg began with humble roots in Sweden, but developed his inventing talents to become a millionaire through the Borg-Warner Corporation. This house, influenced by the Prairie style, was his home at the time he died.

Charles Borg was born in Sweden on May 7, 1861 and came with his parents to the United States in 1881. He had been educated in the public schools, brought up on a farm and taught the cabinetmaking trade. As a youthful ship's carpenter, he circumnavigated the globe twice. After coming to the United States, he worked for a year in Rockford as superintendent of a



furniture factory and then came to Moline where he held that same position for three years at The Moline Furniture Company. Between 1894 and 1903, he was a pattern maker for Deere & Mansur Company,

serving at least part of that time as head of the pattern making department. Soon thereafter, he opened a factory of his own and manufactured many original patent items. In the automatic category, his inventions included a tongue making machine, shaper planer, wheel sanding machine, stave trimming and grooving machine and combined singletree. Other patented items were machines for porch columns, staves, plow shares, joining, buggy bow dressing and a hooking and boring machine.

Probably the most nationally famous invention of Mr. Borg's was the sliding clutch for automobile engines. For many years, he was president of Borg & Beck, manufacturers of woodworking and ironworking machinery, as well as designers and manufacturers of special machinery. The success of the automobile clutch led Borg & Beck, Warner & Company and other major parts manufacturers to consolidate to become Borg Warner Corporation. His son George W., who began as a bookkeeper at Borg & Beck, was responsible for the mergers. Charles Borg sold his interests in the patents and company and ended up a millionaire.

For many years, Charles W. Borg lived at 4321 7th Avenue, just two blocks from his son George, who lived in another Keystone house at 830 43rd Street. Charles Borg purchased this Park View land from Alice R. and Edward W. Caskey. Mr. Caskey was a painter and the couple lived at 600 41st Street through at least 1930.

Amelia Larson and Charles Borg were married in Burlington, Iowa in 1884. There were four children from the marriage: Carl, who lived just nine years; George W.; Esther V. and Grace H. Mrs. Borg died in 1898 in Rock Island while the children were still young.

Charles Borg built this house with his second wife, Jane D. Tapling Borg, who was also known as Jennie. The inventor and pioneer manufacturer died following a fall from a ladder, at 85 years of age. Funeral services were held on

November 29, 1946. Jane Borg died November 7, 1965. It was from her estate that the present owners, Edward and Ann Keefe, bought the property. Edward Keefe is a former state's attorney and retired circuit judge. Ann Keefe is also a lawyer and served as a staff attorney for the Illinois Appellate Court. She also served as chair of the Franciscan and Trinity Hospital Boards. She was instrumental in the merger of Franciscan and United Hospitals that formed Trinity Hospital.

The Borg house was built between 1930 and 1931, and was inspired by the Prairie style. Plans for the house are signed by Charles Borg, so it is probable that Borg utilized his drafting expertise on the design of his own residence.

The development of the Prairie style at the turn of the 20th century in Chicago is often associated with Frank Lloyd Wright. His ideas spread throughout the Midwest and this large, two-story home exhibits several features of this style. The hip roof with wide overhanging eaves, the paired sash windows with vertical panes of glass above and one pane below, the large front entry porch with simple squared columns and the horizontal band of stone (a string course) beneath the first floor windows that goes across the house emphasizing the horizontal dimensions of the building are all present in Prairie buildings. As you walk down 12th Avenue, especially note the second-story sun porch with the urn-like decoration at the top of each newel post. The original two-car garage even has its own chimney, indicating the garage is heated, and interesting paneled doors.



*Please turn right onto 12th Avenue*

#### 4. Edward and Edna Wich House (Ca. 1931) 4530 12th Avenue

This one and one-half story Tudor style home is made of brick veneer masonry, which was used widely in the 1920s and 1930s. It became the most popular wall cladding for Tudor homes of this period and was often combined with false half timbering in the front gables. Stucco is usually found between the timbering in an attempt to mirror late medieval half timber construction.

Constructed in 1931, it was originally built for Edward Wich, a department manager, and his wife Edna. It appears the original lot was much larger, but

was partitioned and sold to Joseph P. and Helen Moseley, who built the house next door at 4526 12th Avenue in 1936

By 1942, the house was owned by Martin H. and Mabel Bootjer. The Bootjers originally built another Park View house at 1216 45th Street in 1932 (see number 18 on this tour). Mr. Bootjer was a roadmaster for the Chicago, Rock Island and Pacific Railroad. They sold the house four years later. The next decades saw many owners at 4530 12th Avenue



## 5. Ernest and Esther Johnson House (Ca. 1929) 4532 12th Avenue

This residence is believed to have been constructed in 1929, which makes it one of the older houses on the tour. It was built for Ernest and Esther Johnson. Mr. Johnson was a clerk at the Moline Power Company. In 1943, ownership of the house passed to Howard C. and Winifred W. Kelsey



Dan G. and Dorothy

Versman purchased the home in 1954. The Versman family has had the longest tenure in the home since it was built. They owned Bonnie Bakery

which had main offices in Davenport and a warehouse in Moline

As brick veneering increased in popularity, it began to be used extensively on Colonial Revival as well as Tudor style homes. This two story, side gable home emphasizes the centered front door which is flanked by half sidelights and topped by an arched wooden fan. Paired windows with contrasting stone lintels and large keystones are found on the sides as well as the front of the house. Half circle or lunette windows are sometimes placed in the upper side gables, making this a typical example of a Colonial Revival building



## 6. Gustav and Thelma Anderson House (Ca. 1941) 4536 12th Avenue

Although this house was built by Gustav and Thelma Anderson in the spring and summer of 1941, the land was owned for nine years by Carl and Lucille Fryxell, who had originally bought it from developer Bert Frahm. Carl Fryxell was a professor at Augustana College and held the property throughout the Depression years.

Gustav F. Anderson was a machinist for the Rock Island Arsenal. He and his wife lived here just five years before selling the house to Marvin L. and Maude C. Rosene in 1946. Mr. Rosene was a World War II veteran, and had been released as a captain in the Army Signal Corps and returned to his post as national sales representative for radio station WIII in 1944. Two years later when he bought this house, he was employed by WQUA.



In 1949, Paul and Eleanor Joy purchased 4536 12th Avenue. Mr. Joy was a salesman for the *Rock Island Argus*. In 1977, he retired as district manager for rural subscriptions for Rock Island and Mercer counties after 36 years with the newspaper. For a substantial part of that time, he lived here.

From the early 1960s to the present, the home has had many owners.

Small, one and one-half story Colonial Revival homes are often associated with Cape Cod cottage design. Especially popular between the 1920s and 1940s, the balanced facade focuses on a center door which is flanked here by simple Tuscan pilasters (flattened columns attached to a wall) and the two roof dormers with windows having six panes above and one below are commonly found in these homes. Wide clapboard is a common exterior wall cladding. The attached one-car garage was considered a great design improvement since homeowners did not have to walk outside to get to the family car.

*Our tour turns around here to go up the other side of 12th Avenue*

## 7. Reuben and Alice Anderson House (Ca. 1929) 4563 12th Avenue

This Spanish influenced house, which went by the address 4558 12th Avenue until 1931, was built in 1929 for Peter Reuben and Alice R. Anderson. It has had many owners over the years, and has even been rented a few times.

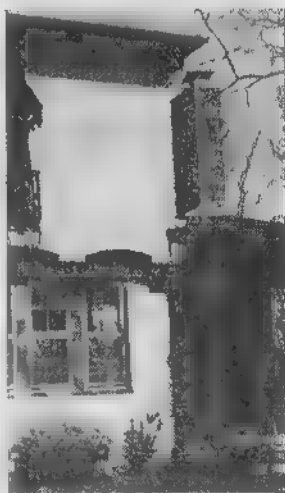


Mr. Anderson was a grocer and later a contractor, who built the house next door for his sister, Geneva, as a rental property. He and Alice lived in this stucco home for eight years, then rented it out from 1937 until 1939 before selling it to Oscar E. and Ruth N. Thorne. The Thornes lived here for over two decades before selling it to Howard and Elsie Hargrave. Mr. Hargrave

was a sports editor for the *Rock Island Argus*, but it appears as though he and his wife never lived in the house. It was rented for a time in the early 1960s to engineer Edwin Carr and his wife, Edna.

Longer term occupants of the house include Mrs. Ivy Stevens, who was employed at the Plantation Club. She owned the house during the 1970s. Other decade-long owners (1985 to 1995) were Donald and Mary Devine.

Spanish Revival homes are common in the American southwest, but very unusual in Rock Island. Especially evocative of this Spanish influence are the stucco walls, wide wooden brackets beneath the eaves and decorative iron grillework railing in front of the second story casement doors. The half-porch with its sloping shed roof and plain wood supports suggests a design for a warmer climate.

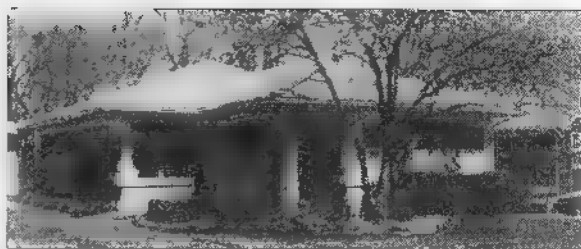


## 8. Minnie and Carl Bartell House (Ca. 1948) 4547 12th Avenue

Streamlined and minimalist modernist architecture was popular from the 1920s to the 1940s. This late 1940s one-story home has some features that are



reminiscent of this architectural style. Note the paired windows at the three major front corners of the house as well as the glass-block window on one side. Other, unique features include the hip roof, wide



overhanging eaves and use of concrete block for the outer walls.

This home has had only two owners in its entire existence. A contractor by the name of Litvin is believed to have built it on speculation for real estate agents Sherman and Kemp. Indications from deeds are that the home was purchased in 1948 by Minnie Vogt, widow of Edmund B. Vogt, just before she married Carl Bartell. Minnie Vogt Bartell was a clerk at Pru-Vue, Incorporated. Mr. Bartell was an inspector with the International Harvester Company.

In 1958, the deed passed to Martha Trumble, also a widow. She was a bookkeeper for the First National Bank of Rock Island at the time she purchased the house.

## 9. Fred and Anna Liedtke House (Ca. 1930) 4515 12th Avenue

This house was built circa 1930 for Fred L. and Anna M. Liedtke. Mr. Liedtke's occupation was cement mason until he became Rock Island's city superintendent of streets. In 1943, the Argus reported that Mr. Liedtke, in his capacity as superintendent of streets, dumped 18 loads of street sweeping dirt in front of the 3rd Avenue and 19th Street businesses after the business district chairman complained about the lack of clean streets. Sources say Mr. Liedtke vowed to do it again if he heard any more complaints.

In 1940, the property was owned by Joseph and Dora Weinstein. Mr. Weinstein was the founder and president of Stanley Fruit Company, which was based first in Rock Island and later in Milan. He founded the



company in 1918 and was so active in the day-to-day business of the company at age 83 in 1968. By the 1960s, the company had 50 employees, operated 11



trucks, and was a leader in refrigeration techniques for food delivery purposes

Two story Colonial Revival homes are primarily influenced by either 18th century English or Dutch architecture built in the early colonies along the eastern seaboard. This home with its gambrel roof is part of the Dutch Colonial Revival style. The gambrel roof is designed to separate the first and second stories which are also distinguished by different materials: brick veneer below and stucco above. The home's symmetrical facade, centered door flanked by full sidelights, wooden lunette above the door and three windows on the second floor with decorative shutters, are common characteristics of colonial influenced buildings.

*Please turn right onto 45th Street*

## 10. Reed and Grace Schroder House (Ca. 1955)

1131 45th Street

Reed and Grace Schroder must have been fond of the Park View neighborhood. In 1936, Mr. and Mrs. Schroder built a Cape Cod house at 4536 13th Avenue. Eighteen years later, they began construction on this Ranch house at 1131 45th Street after buying the land from their good friends, the Schutters, who lived next door. The house was mainly designed by Grace Schroder, working in conjunction with builder Milton Trison of Molokai. She was assisted, with many of the design elements, by employees of Trison's firm. Some of those elements included design of the foyer as a cross, use of clay tile for foyer and patio, and construction of furniture to match the size and architecture of the house.

The colonial detailing on this sprawling, one-story brick Ranch home is commonly found in houses built in this style during the 1950s and 1960s. Asymmetrically designed with a recessed bay window, this home makes interesting use of the sloping lot by incorporating a lower story on the back of the

structure. The attached two-car garage is a central feature of a Ranch home which requires a wide lot,



quite different from the narrower lots seen in much of Park View

The Schroders spent 36 of their 43 years of marriage in Park View. Mr. Schroder died in 1976. He was one son of the founder of the C. H. Schroder Insurance Company. Reed and his brother Kermit were later partners in the insurance business, which is still in operation today at 3424 18th Avenue in Rock Island.

## 11. Henry and Adelaide Schutter House (Ca. 1938)

1121 45th Street

In July of 1937, Adelaide and Henry Schutter bought this lot. The Schutters are listed in the Rock Island City Directory for 1938 as residing at this address.

Mr. Schutter was secretary-treasurer of Tri-

City Blue Printing

Company. In 1968

Adelaide Schutter sold the property to Bernard

and Dolores C. Blahnik. Mr. Blahnik was state manager at Modern Woodmen of America at the time.

Grace Schroder Johnson (see number 10 this tour) relates that her good friends Henry and Adelaide Schutter traveled frequently in the western states.



and admired the architecture of the region. In 1938, with the help of a Moline contractor named Johnson, they began construction on one of the earliest (and perhaps the first) Ranch style houses in Rock Island. It has unique vertical board and batten siding and a prominent brick chimney. The low, one story design with two car garage became increasingly popular as more people relied on automobiles for transportation rather than buses or streetcars. Note the unusual wooden louvers in front of the small window to the right of the entryway, which is detailing common on California Ranch houses



## 12. Frank and Emma Sutterman House (Ca. 1930) 1113 45th Street

This one and one-half story brick veneer Tudor home has two front gables. Half-timbering reminiscent of late medieval European domestic architecture fills the larger gable. Sash windows with five vertical panes of glass above and one below are commonly found in homes built in the 1930s. Note the two small arched windows edged with brick in an unusual location below the porch.



In August 1928, Bert and Marion Trahm sold this lot to Frank and Emma Sutterman.

Within two years, they had built their dream house and moved from their previous residence at 1620 36th Street. Mr. Sutterman reported a variety of occupations in the city directories. In the early 1930s he worked as both a laborer and a grinder at Deere & Mansur Works. From 1937 to 1941 he was employed at a tavern at 4018 14th Avenue. In 1942, Mr. Sutterman was employed as a janitor.



In 1941, the property was sold to Clara E. and Helen F. Jenista. Helen S. Jenista, probably

Helen F's daughter, was also a resident of the house, and she was a teacher. Helen F. was a widow and Clara Jenista was a bookkeeper for Meier Dental Supply. In 1968 Clara Jenista sold the property to Phillip W. and Joann Dennis. At this time, Mr. and Mrs. Dennis were teachers at Rock Island High School. Both retired in 1995. Phil is a founding board member of the Key Stone Neighborhood Association.

*Please note 1107 45th Street at the end here, and before you turn around to head back up 45th Street. This residence was the first house on the east side of 45th Street and was built in 1929. Although the house is now sided, the children's play house with its original tongue and groove cladding from 1929-30 still remains in the back yard. The house was built by Harry I. and Edna Anderson Ellis, and is still owned by their daughter Jewel Ellis Anderson and her husband Richard Anderson, a printer for 47 years at the Augustana Book Concern and Augustana College. Edna's brother, Reuben, built two houses in Park View. Please see number 7 on this tour. Other siblings also settled in Park View including Mauritz and Grace Anderson at 4552 12th Avenue, Fred and Libba Anderson Watson at 4533 13th Avenue, and Geneva Anderson, principal of Longfellow School from 1953-67, lived with her sister Edna in this house for nearly 30 years.*



### 13. George and Dorothy Uhlmeyer House (Ca. 1935) 1100 45th Street

This is another beautiful house that has had only two long-time owners. It was built in 1935 for George A. and Dorothy G. Uhlmeyer. They lived in the house for 31 years before selling it to Robert L. and Barbara C. Ellison, who, in 1997, passed their own 31 year mark in the home.

A study of the career of George Uhlmeier shows a rising star at Peoples Power Company and then at Iowa Illinois Gas and Electric when the company changed names. Mr. Uhlmeier started as a gas engineer for Peoples Power Company and resided for a time down the hill in KeyStone at 634 45th Street. By 1947 he was a department manager at Iowa Illinois Gas and Electric, and by 1955, he was promoted to Assistant Vice-President for Industrial Development. Mr. Uhlmeier also served as president of the Rock Island Chapter of the Red Cross in the middle of World War II.

In 1966, the Ellisons bought the house. Robert Ellison was an attorney with Moran, Klockau, McCarthy, Schubert and Lousberg and lived at 2403 17th Street before purchasing this brick treasure. He is now a partner at McCarthy, Callas, Fuhr and Ellison in downtown Rock Island.

The front of this two story brick Georgian/Colonial Revival home overlooks the ravine, but the east side of the home is equally interesting. The centered chimney is edged with brick quoin designs and half fan windows at the attic level, while at the first and second story level the chimney is flanked by shuttered windows that have brick lintels and sills. Brick quoins also edge the corners of the house. Quoins, which are rectangular stones used to accentuate the corners of buildings and laid in vertical series, were common embellishments on 18th century Georgian homes built in the colonies

before the Revolutionary War. Georgian architecture originated in England.

An interesting aspect of this property – and the next one on the tour – is that the large side yards to 1100 and 1104 45th Street are the result of the split of Lot 27 of the Park View Addition. Lot 27 was owned from 1935 to 1941 by Conrad and Gertrude Bergendoff. Conrad Bergendoff was an Augustana College professor, who was named dean of the theological seminary in 1935. Soon thereafter, he was named college president. As a result, he and his wife never built on the land they held for six years. It was split between the two neighbors in 1941.



#### 14. Willard and Margaret Peterson House (Ca. 1941) 1104 45th Street

Especially popular between the 1920s and 1940s, this asymmetrical, one and one-half story home has features loosely based on small Cape Cod houses built

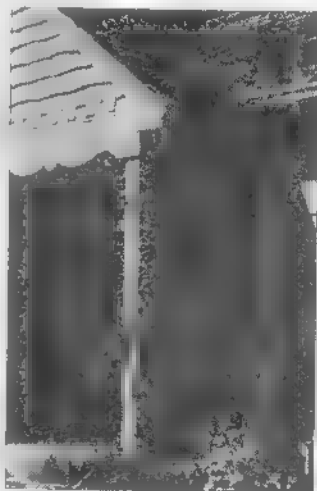
in towns in eastern Massachusetts. It has the form of the Minimal Traditional style very popular at this time. The picturesque facade has small casement windows



with diamond panes flanking the central chimney. Note the wavy wood clapboards in the gable that are separated from the wider wood clapboard of the first story by a tooth or dentil pattern. The single front gable roof dormer is very common in Cape Cod houses.

For 35 years, Willard and Margaret Peterson lived in this home, which they built in 1941 when Mr. Peterson was a traffic engineer and department manager for Eagle Signal Corporation. Eagle Signal Corporation is a manufacturer of traffic controls for automobiles and airplanes. During the time Mr. Peterson was involved with the company it was active with war production and won the Army-Navy "E" (for excellence) with two stars. By the 1970s the company had materials in the Apollo space flights and had expanded its plants to Canada, England, Australia and warehousing in Belgium. In 1955, Mr. Peterson conducted seminars at Yale University School of Traffic Engineering.

Margaret Peterson was the board chair of the Moline Unitarian Church and oversaw sale of the church building located at 6th Avenue and 16th Street in Moline, during 1953. She and her husband had been affiliated with the Moline Unitarian Church since about 1938 and she was instrumental in the transfer of the valuable



downtown property for the diminished congregation. Mrs. Peterson was a graduate of the University of Iowa.

In 1979, this home came into the hands of Charles J. and Sharon F. Paradiso. Mr. Paradiso was the assistant principal for Rock Island High School at the time. Ten years later, the house was sold to Vicky and Carroll Morrow, who is a professor at Augustana College.

### 15. Oloff and Hulda Benson House (Ca. 1927) 1150 45th Street

The oldest home highlighted in this tour is also one of the oldest in the entire Park View Addition. Hulda and Oloff Benson were the original owners, moving into it in 1927. This would be the Benson family home for nearly 60 years. Oloff lived here until 1970 and Hulda until 1985. Oloff spent his working years as a metal worker for George Evans Corporation in Moline. This company, which opened as a blacksmith shop in 1915, began making large steel shipping reels for Western Electric, telephone cable in 1939, and today makes a variety of metal products.

Mr. Benson was also a member of the George Evans tug of war team in the 1930s. For eight years they were the champions of the factory league tug of war tournament held in Moline. A small gym was set up in the Evans factory and workers were encouraged to spend some of their leisure time doing weightlifting and strength training.

The Bensons were also active members of Frithem Lodge, a Good Templar lodge located in Moline. The lodge, founded in 1904, was known as a Scandinavian lodge and in the beginning Swedish was the language of the meetings. The lodge was

founded to foster wider tolerance and brotherly cooperation in all fields of human life. It was open to men and women of all races and religions, but did require "total abstinence from intoxicating drinks" as a basis for membership. At its lodge on the Mississippi and its recreation camp along the Fox River, the members used education and

recreation to promote tolerance, righteousness and a lasting peace between all the peoples of the world.

This Craftsman style one and one half story bungalow has a deeply sloped side gabled roof that extends over a partial front porch. The brick veneer cladding contrasts to the stuccoed dormer with simple wood trim. This style





began in California at the beginning of the 20th century and is characterized by wide overhanging roofs with wooden brackets, of which two on this house still survive. About one third of all Craftsman bungalows have this type of design which was especially popular in Midwestern states.

## 16. Walter and Dorothy Beck House

(Ca. 1930)

1202 45th Street

The next four brick veneer homes were probably built by the same contractor in the 1930s (please see number 19 on this tour). They exhibit the wide variety of variations possible in Tudar style homes. Note the diamond paned window in the half timbered gable and the small wooden brackets that seem to hold up the stuccoed overhang. The rounded door surrounded with double brick and the side chimney with interesting chimney pots on top are common elaborations found in this style.

Built in 1930 for Walter Beck and his wife, Dorothy, this home was featured in that year's end edition of the *Argus*, which highlighted outstanding new residential construction. Mr. Beck was an electrical engineer who, in subsequent years, became vice president of Montgomery Elevator in Moline. The Beck family remained in the house for twenty years. Reportedly, the interior of this home was heavily damaged by a fire. Mr. Biggs, a next door neighbor, noticed the fire and saved the Beck family.

In the early 1950s, this briefly became the home of John Gianulis, who later became well known both locally and statewide as the chairman of the Rock Island Democratic Party. Other long term occupants include C. Dale and Hazel

Ferguson in the 1950s and 1960s. Mr. Ferguson was an attorney in downtown Rock Island. During the 1970s and early 1980s, this was home to Joseph and Bernice Beauchamp.



## 17. William and Irma Biggs House (1932)

1212 45th Street

This residence, which has remained in the same family for its entire life, was built by William T. and Irma Biggs in 1932. At that time, basements were dug using horses. The Biggses lived here for 35 years. Mr. Biggs was a freight agent with the Chicago, Milwaukee, St. Paul and Pacific Railroad. Mrs. Biggs was a teacher at William Carr school in Moline and later Frances Willard school in Rock Island.



After the Biggs' death, the home was inherited by their daughter, Barbara Forward, who worked as a secretary at Rock Island High School, the school superintendent's office and Audubon School. Her husband, Lyle Forward, now deceased, served for many years as the Assistant Superintendent of Schools in Rock Island, in charge of finances. Barbara Biggs Forward, who still owns the home, is one of the longest term residents of Park View.

This Tudor home has some very unique features, including the prominent tower with its conical roof and decorative diamond shaped



brick patterns. The arched door with stone trim curves to fit into the round tower. Oriel windows like the one on the main front gable of this home were popular additions to 16th century Elizabethan homes in England in order to supply more light to the interiors.

### 18. *Martin and Mabel Bootjer House* (Ca. 1931) 1216 45th Street

The brick veneer of this home is interspersed with rough stones, especially at the corners. A vertical brick band (a stringcourse) horizontally divides the first and second stories. Observe the placement of the arched door in the smaller of

the two front gables, which is common to Tudor homes.

Martin and Mabel Bootjer took out a mortgage for this house in 1931. Mr. Bootjer was a roadmaster for the Chicago, Rock Island and Pacific Railroad. Then, in 1942, the Bootjers moved just



across the block to 4530 12th Avenue (see number four on this tour).

In 1944, it was bought by Lynn L. and Alice L. Ash. Mr. Ash enjoyed a very long and important career with the *Rock Island Argus*, spanning responsibilities at the paper from part time sports coverage to executive editor. He moved into 1216 45th Street when he was just a reporter, but two years later he was named city editor.

Mr. Ash began his journalism career gathering "personals" from people taking the train through Aledo for the *Aledo Times Record*, then became editor of the *Augustana College Observer*. In 1935, he started covering golf part time for the *Argus*, and was soon hired full time as a reporter. Some of the bigger stories Mr. Ash covered included the construction of Centennial Bridge, Rock Island City Hall, a city-wide sewer system and treatment plant and street paving. He once said the biggest story ever covered during his 45-year career was



the flood of 1965. In addition, Mr. Ash is the editor who instituted a Sunday edition of the *Argus*. Lynn Ash retired as executive editor in 1980 and devoted energy to his 21 acre horse ranch near Milan, where he moved after leaving 1216 45th Street. Mr. Ash died on October 10, 1987. His wife, Alice, whom he married on April 10, 1938, died in 1985.

### 19. Anna Zaruba House (Ca. 1931) 1220 45th Street

Mrs. Anna Zaruba and her son, Louis, were residents here in 1931. Anna Zaruba was the widow of John. Louis is listed in city directories as a contractor, and it is believed the family business was instrumental in constructing several of the homes in Park View. Mrs. Zaruba's name is listed on several deeds on 45th Street. It is known the Zarubas held interest in the following Park View homes, and may have been builders of at least some of them: 1202 45th Street, 1212 45th Street, 1216 45th Street and 1220 45th Street.

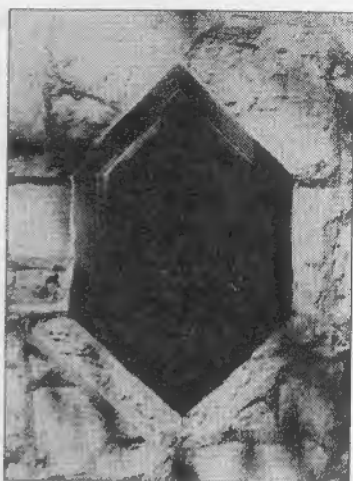
In 1936, Emerson H. and Mildred H. Gates purchased the home from Anna Zaruba. Mr. Gates was president of the Quad Cities Coca Cola Bottling Company and Mrs. Gates was the secretary. While residing here, Mr. Gates was responsible for the 1937 construction of the bottling plant at 2759 5th Avenue, which featured the new Art Deco architectural style and cost \$45,000. The new plant was visited by more than 10,000 people in the five weeks following its grand opening in 1938. The bottling company building is further detailed in *Rock Island's Modernistic Architecture*, another Rock Island Preservation Commission publication.

By 1942, the home was purchased by Cassius Elmer and Roselle K. Cox. Mr. Cox was an engineer for J.I. Case and later for Montgomery Elevator. Other



long time occupants of the house include retired Farmall supervisor Russell Ryker and his wife, Freda, who have lived in the house since 1972.

The arched door of this Tudor home is faced with large, irregular stones which extend to the north side of the front facade. Especially interesting is the variety of window shapes and pane designs found on the facade. Either triple or double windows with nine, twelve or fifteen panes on top and one pane below are combined with the unique lozenge-shaped window next to the door and the diamond paned casement windows in two of the front gables. Decorative brick work above the windows also focuses attention on their importance to the overall design.



*Our tour has now ended.  
The Rock Island Preservation Commission  
and City of Rock Island  
hope you have enjoyed this visit  
to the Park View Addition  
in the KeyStone Neighborhood.*



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# Rock Island...

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